



22 Wentworth Court

Darras Hall

rare!

From Sanderson Young





## 22 Wentworth Court Darras Hall, NE20 9PR

Fabulous five bedroom, contemporary detached home, occupying a beautiful, private and generous, garden site on this popular residential road in Darras Hall.

The property boasts five double bedrooms, five bathrooms, stunning open plan kitchen, dining & living room, study, utility, home gymnasium, double garage and off street parking for multiple vehicles! This fantastic family home is ideally situated on Wentworth Court, tucked just off Darras Road in Darras Hall.

Wentworth Court is well positioned only a short walk away from the Broadway with its range of amenities and shops. Ponteland village offers a further range of local amenities, including a Waitrose and newsagents, friendly public houses and cafes, trendy wine bars and bistros, local shops, restaurants, critically acclaimed for their cuisine, a new leisure centre and a variety of sports clubs. There is also a good choice of schools for all ages.

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### Price Guide:

Guide Price £1,100,000

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Boasting in excess of 3720 sq.ft, the internal accommodation comprises: Spacious entrance hallway | Full depth living room with impressive media wall, dual aspect views over the front and rear and feature fireplace | Study situated to the front of the property | Ground floor WC | To the rear of the ground floor is an outstanding open plan kitchen, dining & living room with glazed bifolding doors onto the rear gardens. The contemporary kitchen is extremely well equipped with a range of integrated appliances throughout, modern cabinetry & worktops and large central island. The living space offers a further media wall with bespoke fitted storage | Separate utility room with integral access into the double garage | Home gymnasium/further reception room.

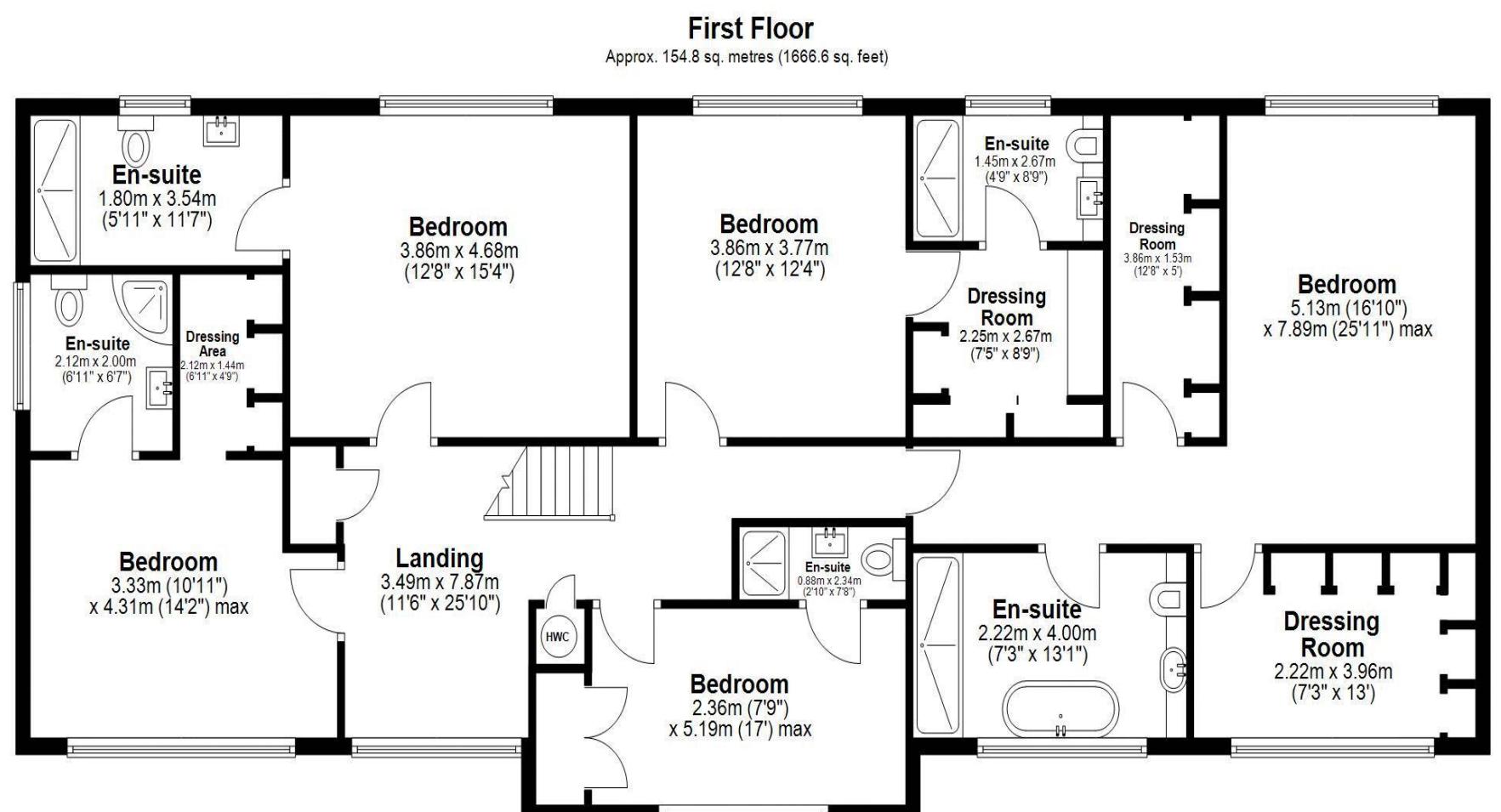
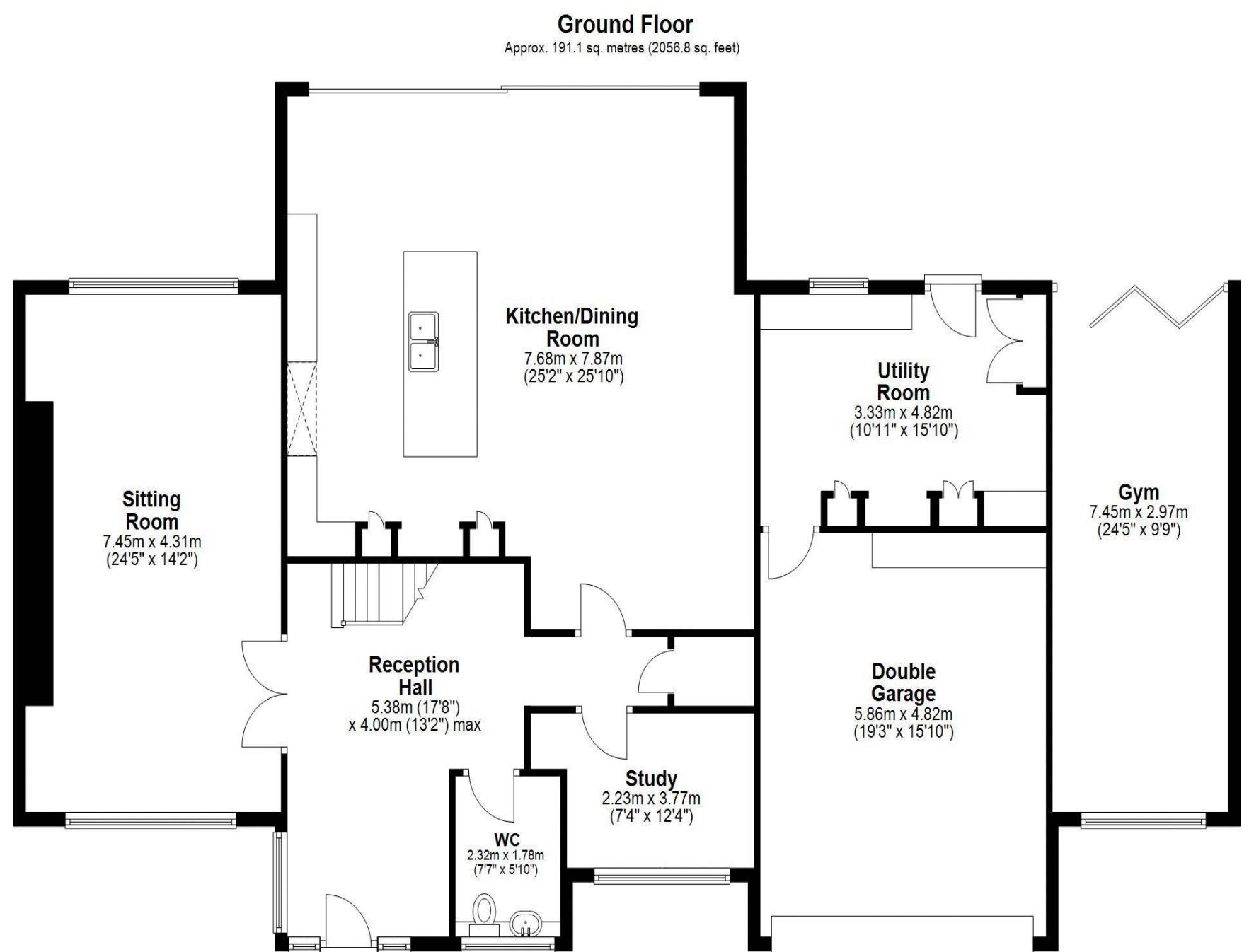
The staircase then leads up to the galleried first floor landing and onto five bedrooms | The principal suite enjoys a spacious double bedroom with His & Hers dressing rooms and a stunning ensuite bathroom/wc with modern four piece suite | Bedrooms two, three and four all enjoy ensuite bathrooms with two of these further benefitting from dressing rooms.



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Total area: approx. 345.9 sq. metres (3723.4 sq. feet)

22 Wentworth Court, Ponteland, -



Externally, the property is approached via a block paved driveway offering off street parking for multiple vehicles | The rear gardens are extremely well presented and are predominantly south westerly facing, enjoying plenty of natural light | The gardens are laid partially to lawn and partially to various paved patio terraces to enjoy the sun throughout the day.

The current owners have undergone a series of extensive renovation works to an immaculate standard throughout, and early viewings are deemed absolutely essential to truly appreciate the size and quality of accommodation on offer at this wonderful family home!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band H | Energy Performance Certificate: Rating C



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